



201105310139

Skagit County Auditor

5/31/2011 Page 1 of 2 1:36PM

AFTER RECORDING MAIL TO:

The Ashton D. Group, LLC  
P.O Box 516  
Sedro-Woolley, WA 98284

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED**

101860

File No: 4222-1715859 (DH)

Date: May 26, 2011

Grantor(s): **Robert Sesnon**

Grantee(s): **The Ashton d. Group, LLC**

Abbreviated Legal: **Tract 52 and Ptn. Tract 53, "PLAT OF CHEASTY'S BIG LAKE TRACTS"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P64445**

**THE GRANTOR(S) Robert Sesnon, a single person as his sole and separate property, as his separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to The Ashton D. Group, LLC, a limited liability company, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

1610  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

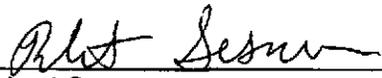
MAY 31 2011

Amount Paid \$ 11,058.80  
Skagit Co. Treasurer

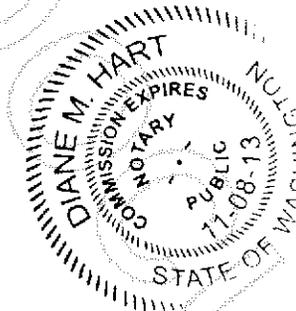
By MF Deputy

**Parcel "A": Tract 52, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington; ALSO that portion of Tract 53, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Northerly of the following described line: Beginning at the Northeasterly corner of said Tract 53; thence South 66 degrees 21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line; thence Easterly to a point on the Easterly line of said Tract 53 that is 25.30 feet South of the Northeasterly corner of said Tract, as measured along the East line thereof and the terminus of said line. Parcel "B": TOGETHER WITH an undivided 1/9th interest in and to: That portion of Tract 53, "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line: Beginning at the Northeasterly corner of said Tract 53; thence South 66 degrees 21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line; thence Easterly to a point on the Easterly line of said Tract 53 that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.**

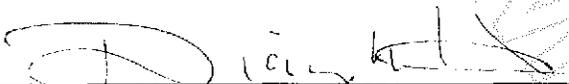
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

  
\_\_\_\_\_  
Robert Sesnon

STATE OF Washington )  
 )-ss  
COUNTY OF Snohomish )



I certify that I know or have satisfactory evidence that **Robert Sesnon** (is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/27/11 

Diane M. Hart  
Notary Public in and for the State of Washington  
Residing at: Everett  
My appointment expires: 11-8-2013



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Skagit County Auditor

LPB 10-05